

138.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

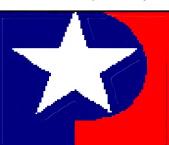
Total Card / Total Parcel
1,007,200 / 1,007,200

USE VALUE:

1,007,200 / 1,007,200

ASSESSED:

1,007,200 / 1,007,200


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
72		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BURSTYN DON G ETAL/TRUSTEES

Owner 2: BURSTYN-NATKIN FAMILY REVOCABL

Owner 3: TRUST OF 2018

Street 1: 72 HILLSDALE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NATKIN LISSA D -ETAL -

Owner 2: BURSTYN DON G D -

Street 1: 72 HILLSDALE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,585 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1929, having primarily Shakes Exterior and 2448 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7585		Sq. Ft.	Site		0	90.	0.85	10									582,792						582,800	

Total AC/Ha: 0.17413

Total SF/SM: 7585

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 582,792

Spl Credit

Total: 582,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 17 - Shakes	Sec Wall: 8 - Brick Veneer	40%	OthrFix:	Rating:	A Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Good	WSFlue:	Rating:			
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	OTHER FEATURES	Kits: 1	Rating: Good	A Other:	Rating:	Upper:	Rating:	Lvl 2:	Rating:	Lvl 1:	Rating:			
GENERAL INFORMATION				Condo Information	Floor:	% Own:	Location:	Total Units:	Lower:	Totals	RMs: 7	BRs: 3	Baths: 1	HB 1			
Grade: C+ - Average (+)	Year Blt: 1929	Eff Yr Blt:	Alt LUC:	Alt %:	Name:	Phys Cond: GD - Good	18.6 %	Exterior:	No Unit	RMS	BRS	FL	RES BREAKDOWN				
Jurisdct: G4	Fact: .	Const Mod:	Lump Sum Adj:	Override:	Functional:	1	18.	Interior:	1	7	3	M	REMODELING				
INTIOR INFORMATION				Economic:	2	Plaster	Additions:	General:	Totals	1	7	3					
Avg Ht/FL: STD	Prim Int Wall:	Sec Int Wall:	Partition:	Special:	Override:	Total: 18.6 %	Kitchen:										
Prim Floors: 3 - Hardwood	Sec Floors:						Baths:										
Bsmnt Flr: 12 - Concrete	Subfloor:						Plumbing:										
Bsmnt Gar: 2	Electric:	3 - Typical					Electric:										
Insulation: 2 - Typical	Int vs Ext:	S					Heating:										
Heat Fuel: 2 - Gas	Heat Type:	3 - Forced H/W					General:										
# Heat Sys: 1	% Heated:	100	% AC:														
Solar HW: NO	% Com Wall:	Central Vac: NO	% Sprinkled:														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					SPEC FEATURES/YARD ITEMS				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
19	Patio	D	Y		112X18	A	AV	1980	3.99 T	31.2	101				600		600
More: N				Total Yard Items: 600			Total Special Features:			Total:			600				
PARCEL ID 138.0-0005-0005.0																	
IMAGE																	
AssessPro Patriot Properties, Inc																	